

148.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

941,600 / 941,600

USE VALUE:

941,600 / 941,600

ASSESSED:

941,600 / 941,600

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
12		HIGGINS ST, ARLINGTON

Legal Description							User Acct
							97512
							GIS Ref
							GIS Ref
							Insp Date
							10/17/16

OWNERSHIP

Unit #:

Owner 1: MAGNUSON NORMAN H JR ETAL	
Owner 2: TRS/ MAGNUSON REVOCABLE TRUST	
Owner 3:	

Street 1: 12 HIGGINS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MAGNUSON NORMAN H JR-ETAL -

Owner 2: MAGNUSON DIANE L -

Street 1: 12 HIGGINS STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3016 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH						
Type:	13 - Multi-Garden		Full Bath	3	Rating:	Average												
Sty Ht:	2H - 2 & 1/2 Sty		A Bath:		Rating:													
(Liv) Units:	2	Total: 2	3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block		A 3QBth:		Rating:													
Frame:	1 - Wood		1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl		A HBth:		Rating:													
Sec Wall:		%	OthrFix:		Rating:													
Roof Struct:	1 - Gable		OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating: Average													
Color:	TAN		A Kits:		Rating:													
View / Desir:			Fpl:	1	Rating: Average													
GENERAL INFORMATION						WSFlue:		Rating:										
Grade:	C - Average		CONDOS INFORMATION															
Year Blt:	1922	Eff Yr Blt:	Location:															
Alt LUC:			Total Units:															
Jurisdct:			Floor:															
Const Mod:			% Own:															
Lump Sum Adj:			Name:															
INTERIOR INFORMATION						DEPRECIATION			REMODELING			RES BREAKDOWN						
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal	2	- Plaster	Functional:			%	Interior:	2	6	3								
Sec Int Wall:		%	Economic:			%	Additions:											
Partition:	T	- Typical	Special:			%	Kitchen:	1995										
Prim Floors:	3	- Hardwood	Override:			%	Baths:	1999										
Sec Floors:		%	Total:	26.4	%		Plumbing:											
Bsmnt Flr:	12 - Concrete						Electric:											
Subfloor:							Heating:											
Bsmnt Gar:							General:											
Electric:	3	- Typical																
Insulation:	2	- Typical																
Int vs Ext:	S																	
Heat Fuel:	1	- Oil																
Heat Type:	5	- Steam																
# Heat Sys:	2																	
% Heated:	100	% AC:																
Solar HW:	NO	Central Vac:	NO															
% Com Wal		% Sprinkled																
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:				
SPEC FEATURES/YARD ITEMS						PARCEL ID 148.0-0005-0005.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:			Total Special Features:								Total:					

30' x 44' Residential Grid Sketch with room labels: WDK, HST, SFL, FFL, BMT, EFP, OSP, and a central area labeled 'Wk 5'.

SUB AREA		SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
BMT	Basement	1,262	52.820	66,661											
FFL	First Floor	1,222	176.070	215,161											
SFL	Second Floor	1,222	176.070	215,161											
HST	Half Story	572	176.070	100,714											
EFP	Enclos Porch	360	34.090	12,273											
OSP	Screen Porch	78	40.590	3,166											
OPP	Open Porch	54	43.120	2,328											
WDK	Deck	50	15.680	784											
Net Sketched Area: 4,820					Total:	616,248									
Size Ad	3016	Gross Area	5392	FinArea	3016										

IMAGE

Photograph of a two-story house with a porch and an American flag on the front door.

AssessPro Patriot Properties, Inc